

CITY OF GARDENA

HOUSING ELEMENT

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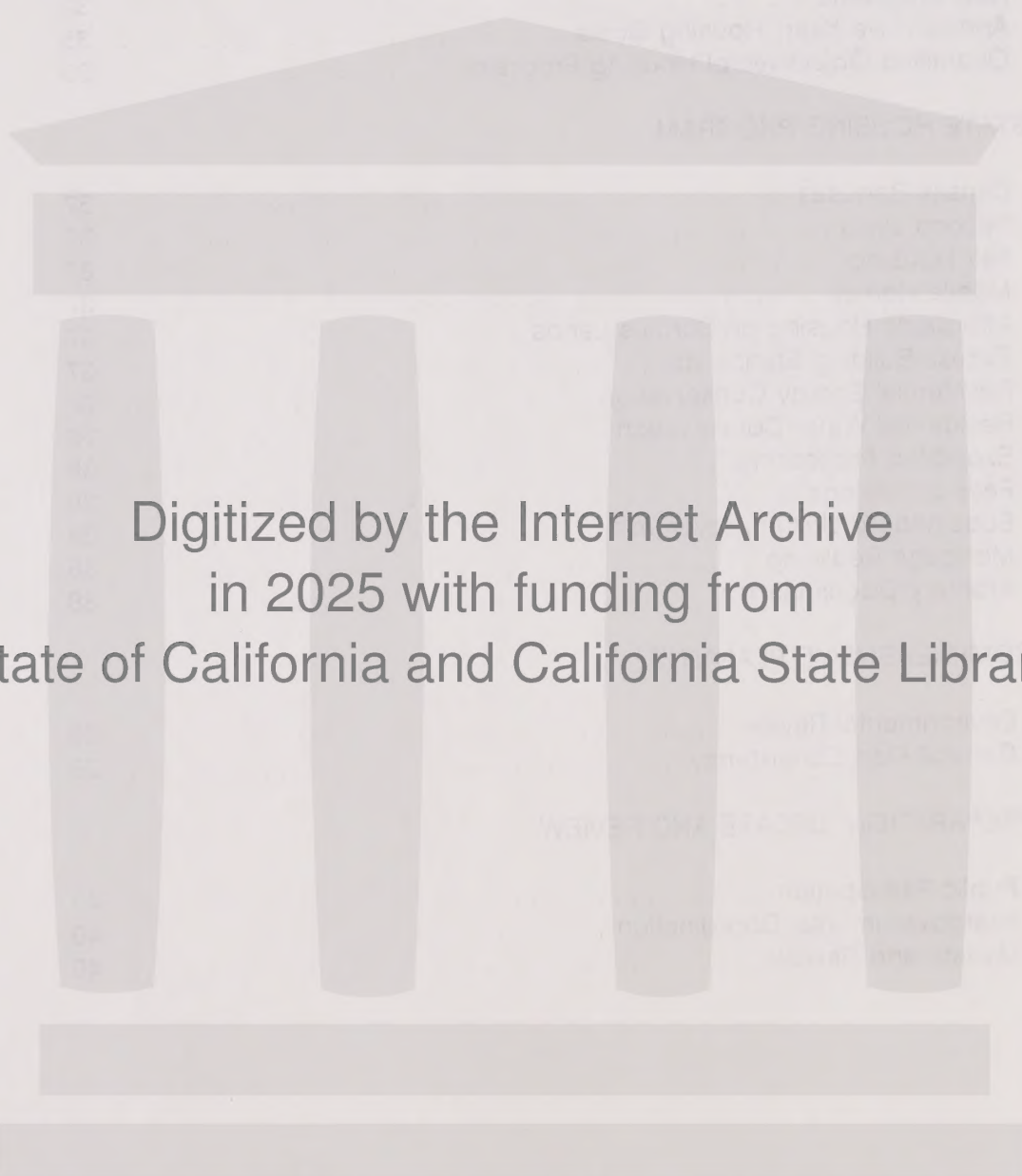
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INTRODUCTION

The Housing Element of the City of Gardena is intended to provide citizens and public officials with an understanding of the housing needs of the community, and to set forth an integrated set of policies and programs aimed at attaining defined goals. It expresses the City's strategy in all matters relating to housing and provides guidance and direction to local decision-makers.

Pursuant to the State Government Code, Housing Elements must include all of the following:

- a) An assessment of the housing needs and an inventory of resources and constraints relevant to meeting these needs. The assessment and inventory shall include the following:
 - 1) Analysis of population and employment trends and documentation of projections and a qualification of the locality's existing and projected housing needs for all income levels.
 - 2) Analysis and documentation of household characteristics, housing characteristics, overcrowding, housing stock conditions.
 - 3) An inventory of land suitable for residential development and an analysis of the relationship of zoning and public facilities and services to these sites.
 - 4) Analysis of potential and actual government constraints such as land use controls, building codes, site improvements, fees and processing and permit procedures.
 - 5) Analysis of potential and actual nongovernmental constraints such as the availability of financing, the price of land, and the cost of construction.
 - 6) Analysis of any special housing needs, such as those of the handicapped, elderly, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.
 - 7) Analysis of opportunities for energy conservation with respect to residential development.
 - 8) An analysis of existing assisted housing developments that are eligible to change to non-low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions.
- b) A statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement and development of housing.
- c) A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available.

DEMOGRAPHIC PROFILE

POPULATION TRENDS

The City experienced its greatest growth during the period of 1940 through 1960 when annual population increase averaged 9.5 percent. Beginning in the 1960s slower growth has resulted in more moderate annual increases of about one percent. The 14% increase in population in the last 10 year period includes 10% natural growth and 4% resulting from the annexation of the "Rosecrans Corridor" unincorporated area in September of 1990.

CITY OF GARDENA
TABLE 1
POPULATION GROWTH, 1940-1990

YEAR	POPULATION	RATE OF GROWTH
1940	5,909	--
1950	14,405	144%
1960	35,943	150%
1970	41,090	14%
1980	45,165	9%
1990	51,487	14%

SOURCE: U.S. Census 1940-1990

AGE COMPOSITION

One of the more noticeable shifts in the demographic make-up of the community has been in the area of age composition, where since 1970 there has been a decrease in pre-school and school-age population, and an increase in the over 60 year old group. Declining birth rates and the annexation of several trailer parks in the northeastern part of the City in 1969 that house a large number of older residents appear to have impacted the City's age profile. Based on preliminary 1990 U.S. Census information, the 18+ age category comprises 76.89% of the City's population.

CITY OF GARDENA
TABLE 2
AGE DISTRIBUTION, 1970-1990

AGE COHORT	1970	%	1980	%	1990	%
0-4 years Pre-school	3,242	7.9	3,199	7.0	4,012	7.8
5-18 years School	10,107	24.7	8,762	19.3	8,573	16.7
19-60 years Production	22,854	55.7	27,042	59.8	30,897	60.0
60+ years Senior	4,818	11.7	6,162	13.6	8,005	15.5
TOTAL	41,021	100.0	45,165	100.0	51,487	100.0

SOURCE: U.S. Census 1970-1990

HOUSEHOLD

Since the City's historic population growth period of 1940 to 1960 when the number of households grew rapidly, the rate of growth has been 9.7% over the last decade. For the five year planning period, 1989 to 1994, the Southern California Association of Governments (SCAG) does not forecast a significant change in the growth rate.

CITY OF GARDENA
TABLE 3
HOUSEHOLDS, 1970-1990

YEAR	NO. OF HOUSEHOLDS	RATE OF GROWTH	HOUSEHOLD SIZE
1970	14,207	---	2.86
1980	17,025	20.0%	2.65
1990	18,681	9.7%	2.76

SOURCE: U.S. Census 1970-1990

The average number of persons living in households in the City has declined from a high of 3.27 in 1960 to 2.76. Analysis of household size seems to indicate a relationship between household size and the decreasing percentage of persons under 18 years of age. The trend toward smaller household size is attributable to the growing number of single person households, childless couples, children who have grown and left home, and a low birth rate.

ETHNICITY

There has been a significant diversification in the City's ethnic composition since 1970 making Gardena among the more ethnically balanced cities in the County. Persons of Spanish origin are deducted from each race category and shown in the "Hispanic" category.

CITY OF GARDENA TABLE 4 ETHNIC COMPOSITION, 1970-1990						
RACE	1970		1980		1990	
	NUMBER	%	NUMBER	%	NUMBER	%
White	23,255	56.7%	14,169	31.4%	11,260	21.87%
Black	1,475	3.6%	10,156	22.5%	11,523	22.38%
Hispanic	6,310	15.4%	7,736	17.1%	11,843	23.00%
Asian	9,480	23.1%	12,510	27.7%	16,514	32.19%
SOURCE: U.S. Census 1970-1990						

INCOME

Both household and family median incomes in Gardena have kept pace with state and County medians.

CITY OF GARDENA TABLE 5 HOUSEHOLD AND FAMILY INCOMES				
AREA	MEDIAN HOUSEHOLD INCOME		MEDIAN FAMILY INCOME	
	1980	1990	1980	1990
Gardena	\$18,399	\$33,063	\$21,882	\$37,096
L.A. County	\$18,121	\$34,965	\$20,802	\$39,035
California	\$18,243	\$35,798	\$21,169	\$40,559
SOURCE: U.S. Census 1980, 1990				

While most households consist of families, a sizeable minority consist of only one person or unrelated persons living together. Estimates of median household income in Gardena show a significant increase of 79% during the last decade. Whereas households in the \$35,000+ income category comprised only 14.3% of all households in 1980, this percentage has more than tripled to 47.2% in 1990.

CITY OF GARDENA TABLE 6 HOUSEHOLD INCOME				
	1980 CENSUS		1990 CENSUS	
HOUSEHOLDS	17,025	%	18,078	%
BY INCOME				
Less Than \$ 5,000	1,765	10.4	637	3.5
\$ 5,000 - \$ 9,999	2,321	13.6	1,254	6.9
\$ 10,000 - \$14,999	2,440	14.3	1,172	6.5
\$ 15,000 - \$19,999	2,703	15.9	1,539	8.5
\$ 20,000 - \$24,999	2,354	13.8	1,619	9.0
\$ 25,000 - \$29,999	1,671	9.8	1,674	9.3
\$ 30,000 - \$34,999	1,340	7.9	1,650	9.1
\$ 35,000 - \$39,999	798	4.7	1,250	6.9
\$ 40,000 - \$49,999	982	5.8	2,279	12.6
\$ 50,000 - \$74,999	527	3.1	3,375	18.7
\$ 75,000 +	124	0.7	1,629	9.0
Median Household Income	\$18,476	100.0	\$33,063	100.0
SOURCE: U.S. Census 1980, 1990				

Family households have higher incomes than other households. During the last decade, the median family income in Gardena increased by 69%. Similarly, the \$35,000+ income category increased from 19.2% of all families in 1980 to 53.7% in 1990.

CITY OF GARDENA TABLE 7 FAMILY INCOME				
	1980 CENSUS		1990 CENSUS	
FAMILIES	11,599	%	12,422	%
BY INCOME				
Less Than \$ 5,000	591	5.1	316	2.5
\$ 5,000 - \$ 9,999	1,199	10.3	571	4.6
\$ 10,000 - \$14,999	1,385	11.9	696	5.6
\$ 15,000 - \$19,999	1,839	15.9	984	7.9
\$ 20,000 - \$24,999	1,759	15.1	985	7.9
\$ 25,000 - \$29,999	1,401	12.1	1,066	8.6
\$ 30,000 - \$34,999	1,193	10.3	1,131	9.1
\$ 35,000 - \$39,999	722	6.2	871	7.0
\$ 40,000 - \$49,999	894	7.7	1,704	13.7
\$ 50,000 - \$74,999	498	4.3	2,757	22.2
\$ 75,000 +	118	1.0	1,341	10.8
Median Family Income	\$21,948	100.0	\$37,096	100.0
SOURCE: U.S. Census 1980, 1990				

EMPLOYMENT

According to the 1990 U.S. Census, 55% of the City's population is in the civilian labor force (18-64 years of age). The unemployment rate for the City in 1990 was 5.9%. A breakdown of the 1990 labor force identifies 22% in professional, administrative and managerial occupations; 27.4% in manufacturing assembly, crafts, and repair; 37.5% in sales, technical, clerical; 12% in service; and 1.1% in farming.

CITY OF GARDENA TABLE 8 LABOR FORCE, 1990						
AREA	POP.	LABOR FORCE	% OF POP.	CIVIL EMP.	UNEMP.	UNEMP. RATE
Gardena	51,487	28,169	55	26,451	1,656	5.9
L.A. County	8,863,164	4,557,390	51.42	4,203,792	334,572	7.96
SOURCE: U.S. Census 1990 SCAG Regional Economic Profile						

JOBS/HOUSING BALANCE

Jobs/housing balance is the relationship of employment to housing units within a given geographic area. A community is considered "balanced" when these distributions are approximately equal. The purpose of jobs/housing balance policy is to facilitate workers living close to their jobs, thus reducing traffic congestion and air pollution problems.

Table 9 illustrates the City's jobs/housing balance ratio which was 1.70% in 1987 and is projected to be 1.51% in 2010. In both instances the City is found to be job rich, however, by 2010 housing supply will grow faster than job formation, thereby bringing the City closer to the desired ratio and making it a jobs/housing balanced community.

CITY OF GARDENA TABLE 9 JOBS/HOUSING				
	1987	2010	Growth 1987-2010	% of Growth 1987-2010
Jobs	31,526	34,860	3,334	10.58
Housing	18,576	23,026	4,450	23.96
Ratio	1.70	1.51	0.75	
SOURCE: SCAG 1987 Growth Forecast SCAG 1989 Air Quality Plan Conformity Guidelines				

HOUSING CHARACTERISTICS

HOUSING SUPPLY AND TYPE

The composition of Gardena's housing stock has evolved during the past three decades from predominantly a suburban setting of single family dwellings to a setting of apartments, condominiums, as well as single-family dwellings. While the City has experienced continuous growth in housing construction during this time, the greatest growth occurred during the period 1950 to 1960 when the housing stock more than doubled.

CITY OF GARDENA TABLE 10 HOUSING GROWTH, 1940-1990		
YEAR	NUMBER	CHANGE
1940	808	---
1950	4,570	465%
1960	11,526	152%
1970	14,694	27%
1980	17,540	20%
1990	19,603	12%
SOURCE: U.S. Census 1940-1990 Gardena Building & Safety Division		

While the City experienced a net loss of 361 single family dwellings since 1980, 507 additional single family dwellings were added to the City's housing stock through the annexation of the "Rosecrans Corridor" area

CITY OF GARDENA TABLE 11 HOUSING INVENTORY				
	1980		1990	
	NO.	%	NO.	%
1 Detached	7,986	45.5	8,191	41.8
1 Attached	502	2.9	1,015	5.2
2 Units	469	2.7	577	2.9
3 or 4 Units	1,572	9.0	1,972	10.0
5 or More Units	5,891	33.6	6,440	32.9
Mobilehomes	1,120	6.4	1,168	6.0
Other	--		240	1.2
TOTAL	17,540	100.0	19,603	100.0
SOURCE: U.S. Census 1980-1990				

RESIDENTIAL CONSTRUCTION TRENDS

Residential construction activity since 1980 points to a trend of demolition of single family dwellings and replacement by multiple family dwelling. Since 1980, 80% of all units demolished have been single family dwellings and 96% of all units constructed have been multiple family dwellings (2-4 units, 5+ units, and condominiums).

CITY OF GARDENA
TABLE 12
RESIDENTIAL CONSTRUCTION, 4/01/80 - 4/01/90

	SINGLE FAMILY		2-UNITS		5+ UNITS		TOTAL	
YEAR	GAINED	LOST	GAINED	LOST	GAINED	LOST	GAINED	LOST
1980	3	34	21	10	182	--	206	44
1981	1	42	28	10	121	--	152	40
1982	2	31	6	4	107	--	115	35
1983	2	14	29	14	155	--	185	56
1984	3	30	15	10	75	--	92	24
1985	3	37	53	4	193	--	249	41
1986	2	55	54	12	249	--	305	167
1987	27	56	69	8	104	--	200	64
1988	13	80	83	8	195		291	88
1989	28	57	119	16	163	13	310	86
1990	3	11	32	2	28	--	63	13
TOTAL	87	448	509	98	1,572	13	2,168	558
% OF TOTAL	4.0	80.0	23.5	17.5	72.5	2.3	100.0	100.0

SOURCE: City of Gardena, Building & Safety Division Records

HOUSING AGE AND CONDITION

A review of structural conditions throughout the City revealed that the great majority of residential structures are well-maintained and in good condition. Results of the 1988 land use survey indicated a majority (78%) of the structures may need some minor repair or painting but are otherwise in good repair. Twenty per cent (20%) of the City's housing stock is in excellent condition, while two percent (2%) is in poor condition. Buildings in the latter category would need substantial repair or should be demolished and replaced. The result of the survey are as follows:

CITY OF GARDENA TABLE 13 HOUSING CONDITION		
HOUSING TYPE	CONDITION RATING	NO. UNITS
Single-Family, Detached	1	671
Single-Family, Detached	2	5,644
Single Family, Detached	3	124
Two-Family (Duplex)	1	14
Two-Family (Duplex)	2	1,216
Two-Family (Duplex)	3	28
Multi-Family (3+ Units Per Structure)	1	2,771
Multi-Family (3+ Units Per Structure)	2	6,223
Multi-Family (3+ Units Per Structure)	3	47
Condition Ratings are defined as follows: 1 = Good to excellent, or new 2 = Average, may need some minor repair or painting, etc. 3 = Poor, need substantial repair or incompatible with surrounding commercial or industrial uses		
SOURCE: Wildan Associates Land Use Survey, 1988		

Many of Gardena's single-family residential neighborhoods are in good condition. While 72 percent of the dwellings were constructed over 20 years ago, the great majority have been well maintained. Due to limited evidence of deterioration in these neighborhoods, intensive rehabilitation efforts will likely not be required in the near future. Instead, the enforcement of building and zoning codes will probably be sufficient to ensure adequate maintenance.

There are several concentrations of poorly maintained parcels, scattered throughout the City, which give the entire surrounding area a negative appearance. The causes of deterioration within these areas are mainly due to the relative age and quality of the original construction, the construction material used and the lack of maintenance.

The age of residential dwellings in the City as of 1990 is illustrated below:

CITY OF GARDENA TABLE 14 HOUSING AGE		
YEAR BUILT	NO. OF UNITS	PERCENT
1989 - 3/90	435	2.29
1985 - 1988	1,297	6.81
1980 - 1984	1,114	5.85
1970 - 1979	2,420	12.71
1960 - 1969	3,771	19.81
1950 - 1959	6,987	36.70
1940 - 1949	2,439	12.81
1939 or earlier	574	3.02
SOURCE: U.S. Census 1990 Median Year 1959		

Since 1980, 558 dwelling units have been demolished, 80% of which were single family. In the same period 2,168 new units were constructed, 96% of which were apartments and condominiums. The majority of the demolished single family units were units located on parcels zoned for multi-family dwellings. In September 1990, the City annexed an unincorporated area of Los Angeles County adding to its housing stock 566 units, the majority of which were constructed in the mid 1960's. The vast majority of these units are in good to excellent condition.

HOUSING COSTS AND AFFORDABILITY

Affordable housing, as defined by HUD, does not require the allocation of more than 25% of a household's income for shelter. While many households spend more than 25% of their incomes for mortgage or rent payments, those with low and moderate incomes tend to pay a larger proportion of household income pay for housing.

The cost of housing in California, and especially in Southern California, has continued to increase at a significant rate. Since 1970 housing values have increased over 650%, rents have increased by almost 350%, while income has only increased by 247%. Both housing values and rents have increased faster than incomes, so that affordability has become the state's most widespread housing problem.

Since 1970, median home values in Gardena have increased approximately 684% and rents have increased 255%, compared to a 175% increase in household income.

The relationship between household income and the percentage of income spent on housing in the City is illustrated below.

CITY OF GARDENA TABLE 15 HOUSING COSTS AND HOUSEHOLD INCOME, 1990			
	MEDIAN HOUSING VALUE	MEDIAN MONTHLY RENT	MEDIAN HOUSEHOLD INCOME
Gardena	\$202,200	646	\$33,063
LA County	\$226,400	570	N/A
California	\$175,000	565	\$35,798
SOURCE: U.S. Census 1990 1990 Statewide Housing Plan Update			

CITY OF GARDENA TABLE 16 PERCENTAGE OF INCOME SPENT FOR HOUSING AND TENURE, 1990					
	ANNUAL HOUSEHOLD INCOME				
% of Household Income Spent	Less Than \$10,000	\$10,000 \$19,999	\$20,000 \$34,999	\$35,000 \$49,999	\$50,000 or More
Owner Households					
0% - 19%	52	346	643	565	2,012
20% - 24%	46	42	72	114	357
25% - 29%	28	67	94	162	257
30% - 34%	17	12	24	127	150
35+ %	152	160	383	262	136
Not Computed	76	0	0	0	0
Renter Households					
0% - 19%	0	11	343	785	1,196
20% - 24%	23	61	646	489	162
25% - 29%	62	53	917	250	52
30% - 34%	24	189	616	183	0
35+ %	950	1,408	808	78	0
Not Computed	196	39	64	0	11
SOURCE: U.S. Census 1990					

VACANCY AND TENURE

The vacancy rate within Gardena indicates the existing relationship between housing supply and demand. Low vacancy rates most adversely affect low income households, young persons forming new households and senior citizens on fixed incomes. Most experts consider a 5% vacancy rate necessary for the proper functioning of the housing market. According to the 1990 U.S. Census, the vacancy rate in Gardena is 4.7%.

The ratio of owner occupied to renter-occupied units in Gardena has been shifting since 1970 when the mix was 55.7% owner-occupied and 44.3% renter occupied. Today, it is estimated that renter occupied housing at 56.2% has surpassed owner occupied housing. Factors contributing to this shift include construction of predominantly multiple-family units in the City (96% of new residential units), formation of new households by single persons, home values pricing otherwise qualified home buyers out of the market, replacement of single family housing stock or multiple family zoned lots by multiple family units.

OVERCROWDING

Overcrowding is a condition related both to the size of units and the number of persons per household. Any dwelling which has more than 1.0 persons per room is considered overcrowded and any dwelling with more than 1.5 persons per room is severely overcrowded. Bathrooms, porches, hallways, balconies, foyers, and half rooms are not counted in determining the ratio of persons to rooms. U.S. Census data for 1990 show that 1,915 households live in overcrowded condition (10.25% of all occupied units).

POTENTIAL RESIDENTIAL DEVELOPMENT

LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT

A major impediment for further development of housing in Gardena is the limited supply of vacant or underutilized parcels suitable for residential zoning and/or development. Residential construction trends over the past decade indicate that new housing construction in the City is taking place on parcels already zoned for higher density but which may be underutilized.

The conversion of some of the City's remaining plant nurseries and a drive-in theatre offer the only viable opportunities of sizeable residential development.

CITY OF GARDENA TABLE 17 LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT				
	ACREAGE	ZONE	GENERAL PLAN DESIGNATION	POTENTIAL # UNITS
1.	0.31	R-1	Low Density Residential	2 R-1
2.	2.91	R-2	Medium Density Residential	50 R-2
3.	2.62	R-3+R-1	Medium & Low Density Residential	71 R-3
4.	4.70	R-3+R-1	Neighborhood Commercial Medium & Low Density Residential	128 R-3
5.	1.33	R-3+R-1	Medium & Low Density Residential	36 R-3
6.	0.88	R-1	Low Density Residential	24 R-3
7.	2.63	R-3+R-1	Medium & Low Density Residential	71 R-3
8.	0.38	R-3	Medium Density Residential	10 R-3
9.	0.63	C-P	High Density Residential	17 R-3
10.	0.50	C-P	Highway Commercial	13 R-3
11.	21.59	C-4	Highway Commercial	588 R-3
TOTAL				1,010
SOURCE: City of Gardena, Planning Division Records				

The actions necessary to implement the conversion of land for high density residential use will be controversial in view of current strong feelings about the negative impact higher densities will have on services and quality of life.

SECOND UNITS

The City has had an ordinance since 1980 to allow second units - granny units - for seniors 60 years and older on single family zoned lots. This ordinance's future effect on the supply of housing is expected to be minimal inasmuch as during the past 10 years, the City has approved all 14 requests for "granny units". This may be due to the fact that most R-1 zoned lots in the City are minimum size with small rear yard requirements rendering second units less feasible than residential expansion.

MANUFACTURED HOUSING

Manufactured housing on permanent foundations is currently permitted in all single-family zoned lots so long as the unit meets federal and local standards specified in Government Code Section 65852.3. Gardenà's development standards for manufactured homes do not exceed those required for a conventional home on the same lot.

HOUSING NEED

Under California Housing Law, Existing and Future Housing Need is determined every five years by the Southern California Association of Governments (SCAG). The 1988 "Regional Housing Needs Assessment for Southern California" (RHNA) identifies Gardena's Existing Housing Need as of January 1, 1988 and Future Housing Need to July 1, 1994.

CURRENT HOUSING NEEDS

The Regional Housing Needs Assessment identifies Existing Need in each jurisdiction based on the level of "overpayment" for shelter by lower income households. Overpayment is defined as rent or house payments that exceed 30% of household income. Lower income households are those households within each jurisdiction that have incomes of less than 80% of the County's median household income.

Not every household that pays a disproportionately high amount of their income toward rent or house payment is considered in need of housing assistance. A household is defined as in need of assistance only if it meets the following income and payment criteria:

1. Has an annual income of 80% or less of the median income for the standard metropolitan statistical area (usually, the County), and
2. Pays a large share of that income (currently defined as greater than 30%) toward a house payment or rent.

The lower income category identified in the RHNA includes the very low income (less than 50% of median) and low income (50-80% of median) categories. The households within these two categories that pay more than 30% of their income toward shelter are households that have an "existing" need for assistance.

CITY OF GARDENA TABLE 18 LOW INCOME HOUSEHOLDS PAYING OVER 30%		
TYPE OF HOUSEHOLD	VERY LOW INCOME 0-50% OF COUNTY MEDIAN	LOW INCOME 50-80% OF COUNTY MEDIAN
Owners	286	182
Renters	1,772	970
	2,058	1,152
SOURCE: SCAG 1988 RHNA		

SPECIAL NEEDS

The elderly, the handicapped, families with female heads-of-households, large families and the homeless commonly face the most difficulty obtaining adequate and affordable housing.

An estimated 2,277 households presently residing in the City need housing assistance. Approximately 85% of these households are renters and 15% owners. Families comprise 65% of the renter households and 50% of the owner households. Overall, nearly 50% of the total need in the City comes from small families of 4 or less persons.

ELDERLY HOUSEHOLDS

Elderly persons, 65 years and older, comprise approximately 13% of the City's population, and an estimated 20% of all households are headed by elderly persons. Of the households headed by elderly, 65% live in owner-occupied dwellings and 35% in rental units. Of the elderly who need housing assistance, however, 80% live in rental units and only 20% live in owner-occupied dwellings. The housing needs of this group can be addressed through the provision of smaller units, second units, shared living arrangements, congregate housing and housing assistance programs.

HANDICAPPED HOUSEHOLDS

Approximately 9% of the City's households have at least one member with some form of disabling handicap. Though the handicaps are diverse and some may not need special housing accommodations, overall, special housing needs such as ramps, handrails, ground floor access, etc. are very necessary and must be designed to address each person's need on an individual basis. Households that have both elderly and handicapped persons are even more impacted by rising housing costs, therefore, their needs deserve special attention especially in design features such as widened doorways, ramps, lowered counter tops, ground floor units, etc.

FEMALE HEADED HOUSEHOLDS

It is estimated that 40% of all households in the City needing housing assistance are headed by females whose median income is 78% of the City-wide median household income. About 45% of all female-headed households needing housing assistance are elderly and handicapped. The balance tend to be young with children and have the attendant problems of securing and paying for child care or obtaining education or training for themselves to increase their incomes.

LARGE FAMILY HOUSEHOLDS

Large households, comprising of 5 or more persons, represent 19.2% of all households in the City. Only 18.6% are family households, the rest are non-family households.

HOMELESS

Homelessness is yet another housing-related problem which has assumed a more acute and wider dimension in recent years. Estimates of the homeless vary as it is difficult to conduct an accurate census. Many homeless people are transient or, fearing authority, have made themselves "invisible". A number, for reasons of mental illness, never seek welfare assistance and thus are never included in any counts. California's homeless population is placed between 75,000 to 100,000, and half of these are found within Los Angeles County. It is also estimated that around 2,000 of this number is in the Southern/Harbor Area of the County, which includes Gardena. It is estimated that between 50 to 100 homeless are in the City at any time.

FARM WORKERS

SCAG's 1983 Regional Housing Allocation Model (RHAM) identifies 56 farm worker households in Gardena eligible for housing assistance. The special housing needs of many farm workers stem from their low wages and the seasonal nature of their employment.

FUTURE HOUSING NEEDS

Under State Law, the City is also required to provide for a share of the regional housing needs. Each local jurisdiction's share is determined by SCAG in the Regional Housing Needs Assessment (RHNA). The RHNA is based on a forecast of market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, the type and tenure of housing need, and the housing needs of farm workers. The Future Housing Needs are distributed among the four income categories: very low income (less than 50% of the metropolitan area median income), low (50%-80% of median income), moderate (80%-120% of median income), and high (more than 120% of median income).

According to the SCAG 1988 RHNA, by July 1, 1994, 1,804 housing units will need to be added to the total housing stock existing on January 1, 1989 (estimated at 18,876) in order to meet the City's share of regional housing needs (assumes a 5% vacancy rate for the market to operate efficiently). Based on the regional distribution of income, the total need is distributed among households in the four income groups, as follows:

CITY OF GARDENA TABLE 19 FUTURE HOUSING NEEDS BY INCOME CATEGORY, 1989-1994		
NEED	UNITS	%
Very Low Income Housholds (0-50%)	288	15.96
Low Income Households (50-80%)	386	21.40
Median Income Households (80-120%)	371	20.57
High Income Households (120%+)	759	42.07
TOTAL	1,804	100.00
SOURCE: SCAG 1988 RHNA		

CONSTRAINTS IN HOUSING DEVELOPMENT

NONGOVERNMENTAL CONSTRAINTS

Potential nongovernmental constraints on the provision and cost of housing include land costs, construction costs, and the availability of financing. The analysis of these three factors could provide an understanding of the private market forces impacting the price and rent distribution of both the existing and new housing supply.

LAND COSTS

Owing to the City's proximity to major employment centers in Los Angeles including Los Angeles International airport and downtown Los Angeles; accessibility to major transportation corridors such as the 110 (Harbor Freeway), 91 (Gardena Freeway), 405 (San Diego Freeway); and due to the mild climate of the area, land costs are a major contributor to the cost of housing in Gardena.

Developable vacant land is limited in Gardena. As with current construction, future construction will likely involve in-fill, consolidation of existing parcels, conversion to multiple-family housing, including condominiums. According to local real estate sources, lots currently on the market and/or recently sold range from \$30.00 to \$35.00 per square foot for multiple family zoned lots.

CONSTRUCTION COSTS

Materials and labor are the primary components of construction costs. The costs will vary widely depending on the quality of features, design, etc. The construction cost per square foot for a typical new, single family dwelling in the Los Angeles area increased three-fold in the past decade according to the Construction Industry Research Board. While it is difficult to establish a uniform construction cost, local builders estimate it at approximately \$50.00 per square foot.

FINANCING COST

Gardena is similar to most other communities in Southern California with regard to home financing programs in the private sector. Financing costs have significantly increased as a major component of housing cost over the past decade. The higher interest rates that developers have had to pay are passed on to homebuyers in the form of higher prices. The City's First Time Home Buyer Program, authorized by SB 2144, provides down payment assistance to first time home buyers with funds provided through the sale of taxable bonds thereby making funding available to a segment of the housing market not available in other jurisdictions in the state.

HOUSING PRICES AND RENTS

According to a survey of local realtors and developers, current cost estimates (including land, off-site improvement, labor, materials, carrying costs and profit) for a 2,500 square foot detached single-family dwelling in Gardena are in the range of \$300,000. Naturally, some variables such as profit, land and construction costs depend in large measure on the size of the home and the amenities provided. The 1990 U.S. Census shows the median price of single family dwelling at \$200,000.

These constraints also apply to the rental housing market. Land, construction and associated costs operate to constrain the expansion of the rental stock. The 1990 U.S. Census shows the median gross rent in the City of \$592 per month. Rents for two-bedroom units range from \$600 to \$875 a month depending on age of the unit and amenities; a three-bedroom home with yard and garage rents for \$1000 to \$1500 monthly.

GOVERNMENT CONSTRAINTS

Land use controls, development permits and fees, and property taxes along with regional and State mandated requirements such as environmental impact assessment affect the supply, size, type, location and therefore cost of new housing. These controls, however, are designed to encourage development of functional and quality housing units that contribute to the quality and character of housing stock in the City. Imposition of minimum development standards ensure the health, safety and welfare of the community.

LAND USE REGULATIONS AND BUILDING CODES

The City's Zoning Ordinance provides minimum development standards regulating density, lot coverage, setbacks, height, distance between buildings, etc. to ensure compatibility and orderly development. The City's R-1 and H-B zones are characterized by low density detached units with density of up to 8 single family dwelling units per acre. The R-2 zone which is characterized by duplexes and triplexes at 8-17 units per acre provides for greater densities than many neighboring jurisdictions. The R-3, R-4 and C-R zones are intended primarily for multi-family developments, including condominiums, with a density of up to 27 units per acre. Both the H-B and C-R zones are mixed use zones that provide for residential development along with industrial or commercial uses. The City's building codes are based on the State Uniform Building, Plumbing, Mechanical, and Electrical Codes and are considered to be minimum necessary to protect the public health, safety and welfare.

PROJECT REVIEW AND PROCESSING

Development processing time in Gardena is relatively short and expeditious due to one-step counter and streamlined procedures that have been in place for several years. Multi-family projects, including subdivisions, that require Planning Commission approval, on the average take 10-12 weeks from preliminary review to approval; average building permit plan check time for first corrections is about 4-6 weeks.

FEES, IMPROVEMENTS AND DEDICATIONS

The fees and assessments charged by the City are designed to recover the costs of the services and facilities provided, such as utilities and infrastructure. The assessments are prorated based on the type and size of the project. The City's development permit fees are uniform for all projects, large or small, and are deemed neither exorbitant nor a significant constraint on the development of housing. In addition to on-site improvements required as part of a project's development, off-site improvements imposed are necessary for the public health, safety and welfare. Such improvements may include water, sewer, and other utility line extensions, street construction, and traffic control device installation which are reasonably related to the project. The City's careful utilization of improvement and assessment fees does not impose a constraint on development of housing.

ENERGY CONSERVATION

The City has an active energy conservation program. In addition to required compliance with Title 24 of the California Administrative Code relating to energy conservation, the City encourages water conservation, recycling, weatherization, drought resistant landscaping and other strategies which reduce residential energy costs and increasing utility costs which impact the affordability of housing. Energy conservation plans are required for all new major developments which must have discretionary City approval prior to construction. Additionally, energy implications are considered during CEQA review whereby any potentially significant energy impacts of a project are required to be considered in an EIR.

UNITS AT RISK

Government Code Section 65583 (Chapter 1451, Statutes of 1989) requires local jurisdictions to analyze and adopt programs for preserving assisted housing developments in their housing elements. If there are no affected projects within a jurisdiction, a description of the process used and sources contacted to make this conclusion should be provided.

Currently Gardena has two types of potentially "affected" projects.

- o Section 8 Lower-Income Rental Assistance for existing units.
- o Section 202 senior housing project.

According to staff of the Los Angeles County Community Development Commission's Housing Authority, 345 households were receiving Section 8 rent subsidies for housing units in the City as of September 1991. Housing Authority staff indicate that they are unable to determine how many of those units are at risk, inasmuch as it is totally up to the landlord to continue to make a unit available for Section 8 or discontinue its participation in the program.

Through HUD Section 202 funds, the City helped finance development costs associated with 200 rental units for senior citizens. Phase I, consisting of 126 units, was completed in 1985-86, and Phase II, consisting of 74 units, was completed in 1990; Phase III is to be determined based on availability of funding. Due to the high demand for senior housing, and inasmuch as said 200 units were designed and built for seniors, the City does not foresee their conversion into non-senior, non-lower income units during the next ten-year period. These units are, therefore, not considered to be at risk.

REVIEW OF HOUSING PROGRAM ACCOMPLISHMENTS

A review of the City's housing program during the 1984-1989 five-year planning period reveals substantive progress towards the provision of housing for households of all income groups as well as improvement of the City's existing housing stock.

- o Effectiveness of the Element - actual results obtained from the implementation of the City's existing Element are as follows:
 - Handyperson Repair Program - Since its inception in 1978, repair and maintenance services have been provided to 100+ elderly and handicapped low-income homeowners annually to upgrade their housing condition. This program is funded through CDBG funds.
 - Review of Changes in Planned Land Uses - Since 1980 this has been done annually to determine impact on City facilities and services. Specific proposed changes are reviewed by service departments for impact on services. Development activity characteristics and changes are updated annually and circulated among service departments.
 - Monitor Housing Conditions - Information on housing conditions are obtained on an on-going basis through monitoring of Rent Mediation board activities, code enforcement and inspection activities and truth in sales reports which are required whenever residential property is sold to make the buyer aware of any code deficiencies and deteriorating conditions.
 - Utilization of Federal/State/Local Programs to Assist with High Housing Costs -The City has utilized HUD Section 202 funds to finance development costs associated with 200 rental units for senior citizens. In 1986 tax-exempt revenue bonds issued by the City enabled tenants of a 50 unit mobile home park to purchase the park. The City has assisted low income households through the Section 8 Rental Assistance Program administered by the Los Angeles County Housing Authority with active contracts averaging 200± annually.
 - Condo Conversion Standards and Monitoring - Through the City's condo conversion monitoring program, vacancy rates are monitored annually to determine if conversions will be allowed. Relocation assistance is mandatory for conversions and demolition of existing rental units.
 - Site Acquisition Assistance - The City has worked with private developers to acquire sites for 200 units of senior housing.
 - Investigate the Feasibility of a Land Bank - The City has decided not to proceed with land banking at this time due to the marginal benefits that would accrue from the smaller parcels typically found in the City.
 - Utilization of Property Along Artesia Blvd. for Senior Housing - Property along Artesia Blvd. was deemed less suitable for residential use, however, alternative sites were located for equivalent number of units of senior housing.

- Review of Title 10 to Ensure Compatibility with Housing Element - Zoning Ordinance revisions are evaluated for consistency with the Housing element policies. Amendments have been adopted adding provisions for granny units and manufactured homes in R-1 zone, to implementation Housing Element's policies and programs.
 - General Plan and Zoning to Allow Higher Densities - In 1988 the City conducted a City-wide land use survey as part of a comprehensive effort to achieve General Plan and zoning consistency. Density increases were recommended for several parcels.
 - Rent Mediation - In 1987 the City established the Rent Mediation Board to assist renters and tenants in rent disputes. Annually the needs of 200+ low and moderate income renter households benefit from the services of this board.
 - Removal of Architectural Barriers for Elderly and Handicapped - The City's Home Improvement Program has been providing assistance since 1978 to elderly and handicapped households in removal of architectural barriers.
 - Reduction in Site Development Standards - The City has reduced the site development standards for publicly funded senior housing projects.
 - Density Bonus - The City has not had requests to take advantage of the State Density Bonus program until recently. The City is currently in the process of implementing such an ordinance in response to a recent request.
- o Progress in Implementation - Five Year Action Program - summarizes the type and amount of housing units added during the five year planning period of January 1984 through January 1989:

CITY OF GARDENA TABLE 20 HOUSING PRODUCTION, 1/01/84 - 1/01/89	
Multi-family (Apts.)	804
Condominiums	214
Single-family Detached	55
Second Units (Seniors)	6
Senior Housing (Section 202)	126
TOTAL	1,205
Rented Rooms*	468
*Rented rooms are those in hotels and motels which are occupied on a year-round basis providing an additional source of affordable housing for lower income households	
SOURCE: City of Gardena Building and Safety Division Records City of Gardena Gardena Finance Department Records	

In addition to these programs assisting housing production, the City has implemented several programs that have provided housing assistance to lower income households

CITY OF GARDENA TABLE 21 HOUSING ASSISTANCE PROGRAMS, 1984-89	
Section 8 Rental Assistance	500± households
Mobilehome Park Buy-out	50 units
Handyperson Repair	500± households
Relocation Assistance	250± households
Rent Mediation	500± households
TOTAL	1,800
SOURCE: City of Gardena Gardena Planning Division Records City of Gardena Public Works Department Records Los Angeles County Housing Authority	

- o Appropriateness of Goals, Objectives and Policies - Many of the City's existing Element's goals, objectives and policies have been refined, redefined, and where appropriate, retained in the updated Element whose main focus is in the maintenance of the existing housing stock, provision of affordable housing, minimization of governmental constraints, and meeting local share of the regional needs. To realize these objectives, the City has developed appropriate yet realistic new policies and specific programs or will continue those contained in the existing Element that have proven to be successful.

HOUSING GOALS, OBJECTIVES AND POLICIES

GOAL

It shall be the goal of the City to provide an adequate supply and variety of housing to meet the housing needs of all segments of the community in a balanced and satisfying residential environment with access to employment opportunities, community facilities and services.

OBJECTIVE 1

To maintain and enhance the stability and quality of the City's housing stock and residential neighborhoods.

POLICIES

1. The City shall encourage the upkeep, maintenance and rehabilitation of existing housing units.
2. The City shall continue to explore programs and funding sources designed to maintain and improve the existing housing stock.
3. The City shall discourage the development of incompatible multi-family residential projects in existing, stable and well-maintained single-family residential neighborhoods.

OBJECTIVE 2

To provide opportunity for increasing the supply of affordable housing units within the City and increase their supply with special emphasis on housing for the City's special needs groups such as senior citizens and handicapped persons.

POLICIES

1. The City shall continue to pursue methods to fund construction of housing for senior citizens and handicapped persons.
2. The City shall discourage the conversion of existing affordable rental units to condominiums.
3. The City shall continue to engage in rental assistance to lower income persons.
4. The City shall consider incentives for new housing construction where deemed appropriate to provide more affordable units.
5. The City shall cooperate with other cities in the area in investigating resources available for housing the area's homeless.

OBJECTIVE 3

To minimize the impact of governmental constraints on housing construction and cost.

POLICIES

1. The City shall continue to monitor procedures and codes to ensure streamlined case processing and permit issuance procedures as well as regulations, ordinances, codes and standards to minimize governmental impacts on housing development costs.
2. The City shall encourage the utilization of innovative construction and design techniques to reduce housing costs.
3. The City shall be receptive to mechanisms such as special development zones to allow more flexibility in housing development projects.
4. The City shall encourage the use of energy efficient technology in the design, construction, and operating systems of residential buildings.
5. The City shall review ways to provide zoning, land division and construction incentives to reduce the cost of new and rehabilitated housing.

OBJECTIVE 4

To encourage development of housing to meet the City's local housing needs and meet its share of regional needs to the extent possible.

POLICIES

1. The City shall encourage a wide range of housing types, prices, and ownership forms in new housing developments.
2. The City shall continue to encourage development of Second Unit additions - granny units - for senior citizens.
3. The City shall assist the private sector in identifying, aggregating, and preparing land suitable for housing developments to meet the needs of low and moderate income families.
4. The City shall encourage the Southern California Association of Governments (SCAG) and the State of California to assign a fair and equitable distribution of regional housing demands to all cities based on the ability of a city to accommodate additional growth and intensification, and the amount and percentage of existing affordable units in a city.

HOUSING PROGRAMS

The following current and future programs set forth actions the City will take over the next five year period to accomplish the goals, policies and objectives of the Housing Element.

CURRENT PROGRAMS

- | | | |
|----|---|--|
| 1. | Senior Citizen Housing | Phase II of this project involved the construction of 74 new affordable rental units for eligible senior citizens. Phase I comprising of 126 rental units was completed during 1985-86. |
| | Funding Source | HUD Section 202 |
| | Phasing/Timing | Phase I completed 1985-86.
Phase II completed 1990.
Phase III to be determined based on funding availability. |
| | Benefit | 200 senior citizen households. |
| | Responsible Agency | City Manager's Office |
| 2. | Village Mobile Home Park Lease Purchase Program | Through City issued tax-exempt revenue bonds in the amount of \$1.4 million, the tenants of Village Mobilehome Park were able to purchase their park. Park residents pay \$300.00 per month which goes toward retiring the bonds over a 20-year period. The City has utilized CDBG funds to provide infrastructure improvements. |
| | Funding Source | Tax-exempt bonds revenue. |
| | Phasing/Timing | Park purchase transaction in 1986.
Park improvements on-going. |
| | Benefit | 50 low income households, including seniors. |
| | Responsible Agency | City Manager's Office. |
| 3. | Section 8 Rental Assistance | Rent subsidies are provided to lower income households so that no more than 25% of their monthly household income is spent on housing. |
| | Funding Source | Section 8. |
| | Phasing/Timing | On-going. |
| | Benefit | 200± low income households of which 50% are families 40% elderly and 10% large families. |
| | Responsible Agency | Los Angeles County Housing Authority under contract with the City. |

4.	Home Improvement Program	Under this program repair and maintenance services and handicap retrofit services are provided for low-income homeowners to upgrade their housing conditions.
	Funding Source	CDBG.
	Phasing/Timing	On-going.
	Benefit	100-125 low income households annually.
	Responsible Agency	Public Works Department.
5.	Rental Units Rehab	The City has authorized Los Angeles County to administer the HUD Rental Rehab Program to rehabilitate rental units occupied by low and moderate income households who have incomes equal to or less than the Section 8 lower income limits.
	Funding Source	HUD.
	Phasing/Timing	On-going.
	Benefit	Low income households.
	Responsible Agency	City Manager's Office.
6.	Rent Mediation	The City's Rent Mediation Board, created in 1987, provides rent mediation/arbitration to assist renters in rent disputes thereby insuring that they are not subjected to excessive and unwarranted rent hikes and housing conditions.
	Funding Source	Salaries/stipends for the 15-member board are paid through the City General Revenue Fund.
	Phasing/Timing	On-going.
	Benefit	Annually 200± low and moderate income renter households.
	Responsible Agency	City Manager's Office.
7.	Relocation Assistance	This program is mandatory and applies to tenants of multiple family residential rental units and trailer parks demolished or converted to condominium or other land use changes.
	Funding Source	Private property owner/developer.
	Phasing/Timing	On-going.
	Benefit	Annually 50± low and moderate income households.
	Responsible Agency	Community Development Department

8.	Condominium Conversion Ordinance	The purpose of this condominium conversion ordinance is to minimize the adverse impacts resulting from the conversion of rental units to condominiums and to ensure a healthy mix of owner and renter housing units; and to insure that any common interest developments are designed in such a way as to prevent detrimental impact on the public health, safety and welfare.
	Funding Source	N/A.
	Phasing/Timing	On-going.
	Benefit	Varies
	Responsible Agency	Community Development Department.
9.	Vacancy Rate Survey	The City conducts an annual survey of all residential rental units to determine rental vacancy rates. When this rate drops below 3%, a moratorium is placed on condominium conversions.
	Funding Source	N/A.
	Phasing/Timing	On-going.
	Benefit	Renters who may be displaced by the conversion of their units to condominiums.
	Responsible Agency	Community Development Department.
10.	Neighborhood Improvement Program	The purpose of this program is to eliminate and/or prevent further blight and physical deterioration in one of the oldest sections of the City by providing rehabilitation assistance to property owners. The neighborhood surrounding the project area includes a large number of elderly and long time residents of the City.
	Funding Source	CDBG.
	Phasing/Timing	On-going.
	Benefit	Since the inception of this program, over \$200,000 has been awarded to 26 applicants.
	Responsible Agency	City Manager's Office

11.	Second Unit Ordinance "Granny Unit"	Pursuant to state law, the City allows the construction of second units on R-1 zoned lots developed by single-family dwellings, provided the occupants of the second units are 62 years and older.
	Funding Source	Private property owner.
	Phasing/Timing	On-going.
	Benefit	Senior citizens 62 years and older. During the life of this ordinance, all 14 requests for second units have been approved.
	Responsible Agency	Community Development Department.
12.	First Time Home Buyers	The City's First Time Home Buyer Program, authorized by SB 2144, provides down payment loans to first time home buyers funded through taxable municipal bonds. A first time home buyer is a person who has not owned a home within the last three years, who lacks the necessary downpayment, and is unable to take advantage of conventional loan programs, due to the fact that they lack the necessary down payment.
	Funding Source	Private lending institutions and City issued taxable bonds.
	Phasing/Timing	On-going.
	Benefit	It is estimated that over 100 Gardena households will benefit from this program. As of December 31, 1991, 64 units have been financed.
	Responsible Agency	City Manager's Office

NEW PROGRAMS

The City will investigate the feasibility of implementing the following additional programs:

1.	Incentives for Private Development of Senior Housing	Provide incentives for the development and construction of senior citizen housing developments pursuant to Government Code Section 65915.
	Funding Source	City.
	Phasing/Timing	1991.
	Benefit	Senior Citizens.
	Responsible Agency	Community Development Department.

2.	Housing Fund for Affordable Housing	Investigate the feasibility of a housing trust fund whereby developers of multiple units who choose not to produce low and moderate income units may contribute in-lieu fees which could be used for the production or enhancement of affordable units.
	Funding Source	Developers of housing.
	Phasing/Timing	1994.
	Benefit	Lower income households.
	Responsible Agency	Community Development Department.
3.	Alternative Arrangements for Seniors and Other Special Need Groups	Review impediments to establishment of alternative living arrangements for special need groups by providing technical support to programs which can provide such arrangement.
	Funding Source	City.
	Phasing/Timing	1992.
	Benefit	Special need groups, especially seniors.
	Responsible Agency	Community Development Department.
4.	Incentive for Housing Maintenance and Rehabilitation	Expand current grant programs and provide financial incentive programs for the maintenance and rehabilitation of existing residential structures, including possible, low-interest loans, financial grants, tax rebate and other techniques
	Funding Source	CDBG.
	Phasing/Timing	1993.
	Benefit	Owners of existing housing units.
	Responsible Agency	City Manager's Office.
5.	Technical Support	Develop program to improve the public knowledge regarding the technical means to maintain and rehabilitate residential structures, including publication of home improvement information and possibly provision of field technical assistance to seniors, low-income and others.
	Funding Source	Community Development Department.
	Phasing/Timing	1992.
	Benefit	Homeowners.
	Responsible Agency	Community Development Department.

6.	Aid to Homeless	Provide a full range of housing referral services to homeless individuals. Review zoning ordinance for impediments to establishing temporary shelters.
	Funding Source	Recreation & Human Services Department.
	Phasing/Timing	On-going.
	Benefit	Homeless persons/households.
	Responsible Agency	Recreation & Human Services Department.
7.	Security Funds for Housing	Work with charitable organizations, private foundations, and other instructions in securing funds and participating in the development of affordable housing.
	Funding Source	City Manager's Office.
	Phasing/Timing	1995.
	Benefit	Lower income households.
	Responsible Agency	City Manager's Office.
8.	Reasonable Fee Rates	Review any proposed fee rates for permits and applications for impacts on the production of new housing units.
	Funding Source	Community Development Department.
	Phasing/Timing	On-going.
	Benefit	Developers of housing.
	Responsible Agency	Community Development Department.
9.	Mixed Use Zoning	Review zoning ordinance to broaden flexibility in considering mixed uses designs that will assist in improving the quality and quantity of housing units.
	Funding Source	City.
	Phasing/Timing	1992.
	Benefit	All residents.
	Responsible Agency	Community Development Department.

10. Housing Finance Availability Establish a program to increase participation of financial institutions in the City in production, maintenance and rehabilitation of housing units in the City.

Funding Source	City.
Phasing/Timing	1992.
Benefit	All residents.
Responsible Agency	Community Development Department.

ANNUAL (FIVE YEAR) HOUSING GOALS

The City's annual (five year) housing goals for the planning period 1989 through 1994 are as follows:

CITY OF GARDENA TABLE 22 ANNUAL (FIVE YEAR) HOUSING GOALS		
	ANNUAL	5 YEARS
Very Low Income Units	57	288
Low Income Units	77	386
Moderate Income Units	74	371
High Income Units	152	759
TOTAL UNITS	360	1,804
Figures include:	Household Growth 7/89 to 7/94	1,294 Units
	Vacancy Adjustment	248 Units
	Demolition Adjustment	263 Units
SOURCE: SCAG 1988 RHNA		

QUANTIFIED OBJECTIVES OF HOUSING PROGRAM

During the first two years of the 1989 thru 1994 planning period, 690 new units were completed. Based on the annual average of previous planning periods, it is estimated that an additional 500-600 new units could be added to the housing stock by the private sector through in-fill, conversion, and consolidation of parcels, for a total of approximately 1,200 units for the 1989 thru 1994 period. Naturally, favorable economic conditions, continued high demand, and availability of developable properties have to be factored into this forecast. It is expected that the City's existing infrastructure capacities should be able to accommodate this projected gradual growth.

Since the unassisted private market will probably provide sufficient units (estimated at approximately 1,200 during the 1989-1994 planning period) for moderate to high income households, the following table illustrates the City's strategy to enhance housing opportunities to meet the balance of the regional share of housing units:

CITY OF GARDENA TABLE 23 QUANTIFIED OBJECTIVES OF HOUSING PROGRAM ANNUAL (5 YEARS)		
IMPLEMENTATION MEASURE	VERY LOW	LOW
Home Improvement Program (Conservation)	42 (210)	58 (290)
Section 202 (New Construction)	-- (31)	-- (3)
Downtown Revitalization Program (Rehabilitation)	1 (5)	1 (5)
Village Mobilehome Park (Conservation)	-- (36)	-- (49)
Second Units (New Construction)	2 (5)	2 (5)
Total Projected Units	45 (288)	61 (393)
RHNA Goal	(288)	(386)
SOURCE: City of Gardena Housing Assistance Plan City of Gardena Planning Division Projections SCAG 1988 RHNA		

STATE HOUSING PROGRAM

The State of California has formulated an aggressive program directed at providing and improving housing. Implementation by the city of state housing law and policy represents an affirmative, significant effort in and of itself. This section briefly summarizes some of the more important state laws associated with the provision of adequate housing.

DENSITY BONUSES

Cities and counties must give a density increase (or bonuses of equivalent financial value) of at least 25% over the otherwise maximum allowable residential density under the Zoning Ordinance and the Land Use Element of the General Plan to builders who agree to construct housing developments with 25% of the units affordable to low or moderate income households or 10% of the total units affordable to lower income households.

SECOND UNITS

State law facilitates the creation of units without additional land costs by permitting jurisdictions to allow second units in single-family zones if they conform to certain criteria.

FAIR HOUSING

State law prohibits discrimination in the development process against housing projects for low and moderate income households.

MOBILE HOMES

State law precludes local governments from prohibiting the installation of mobile homes on permanent foundations on single-family lots. It also declares a mobile home park to be a permitted land use on any land planned and zoned for residential use, and prohibits requiring the average density in a new mobile home park to be less than that permitted by the applicable zoning ordinance.

AFFORDABLE HOUSING ON SURPLUS LANDS

State law gives priority to the use of surplus land for the development of low or moderate income residences and provides for its sale to local governmental agencies at less than market value for that purpose.

EXCESS BUILDING STANDARDS

State law prohibits the imposition of building standards that are not necessitated by local geographic, climatic or topographic conditions and requires that local governments making changes or modifications in building standards must report such changes to the Department of Housing and Community Development and file an express finding that the change is needed.

RESIDENTIAL ENERGY CONSERVATION

State law requires all new construction to comply with "energy budget" standards which establish maximum allowable energy use from depletable sources. These requirements apply to such design components as structural insulation, air infiltration and leakage control, setback features on thermostats, water heating system insulation (tanks and pipes) and swimming pool covers if a pool is equipped with a fossil fuel or electric heater. State law also requires that a tentative tract map provide for future passive or natural heating or cooling opportunities in the subdivision, including designing the lot sizes and configurations to permit orienting structures so as to take advantage of a southern exposure, shade or prevailing breezes.

RESIDENTIAL WATER CONSERVATION

State law requires all new residential units to be equipped with water-saving fixtures.

EXPEDITED PROCESSING

Housing projects containing at least 25% of the units for low- or moderate-income families are exempt from the three-times-per-year restriction on amendments to mandatory elements of the General Plan.

FEES LIMITATIONS

State law, including the recently enacted AB 1600, limits fees charged for zoning variances, zoning changes, use permits, building permits and the processing of maps under the provisions of the subdivision Map Act to the estimated reasonable cost of providing the service for which the fee is charged.

SUBSTANDARD UNIT IMPROVEMENT

State law prohibits owners of substandard rental dwellings cited for code violations from taking State income tax deductions for interest, taxes and depreciation. Extra tax revenues collected under this provision go to local governments to support code enforcement efforts, to build low and moderate income housing, and to minimize neighborhood displacement.

MORTGAGE REDLINING

Under State law, it is illegal for State-chartered savings and loans to discriminate against entire neighborhoods in lending practices because of the physical or economic conditions in the area.

ARBITRARY DISCRIMINATION

State law prohibits arbitrary discrimination in real property transactions on the basis of sex, race, color, religion, ancestry, or national origin.

COMPREHENSIVE PLANNING

ENVIRONMENTAL REVIEW

Based on the findings of the Environmental Assessment (Initial Study) conducted by the Planning Division, it was determined that this revision of the Housing Element would have no significant adverse impacts on the environment. Therefore, a Negative Declaration was issued. The Chapter Goals, Policies, and Programs contains programs to meet the City's housing needs. It is the implementation of those programs which must be reviewed for impact on the environment.

GENERAL PLAN CONSISTENCY

The Housing Element is one of seven elements required by state law to be part of each city's general plan. The other six elements are: land use, circulation, open space, conservation, safety and noise. The California Government Code requires that general plan elements be consistent with one another. When any one element is revised, especially when new policies and programs are proposed, the other elements must be reviewed to insure that internal consistency is maintained.

A number of the required general plan elements provide input to the housing element while others are a means to carrying out the goals and policies of the housing element. Four elements in particular concern environmental or mandate factors which limit the location or type of housing that can be developed. Safety and noise elements address hazards or nuisances which should be avoided in the location of housing or mitigated in the construction of housing. Open space and conservation elements concern land resources which should be protected from development. All these factors will ultimately affect the type, location and cost of housing and could, therefore, also affect the community's ability to meet the goals of its housing element.

On the other hand, housing element goals and policies are reflected and in large measure carried out through the land use and circulation elements. The land use element designates the distribution and location of housing as well as other types of uses and activities. The circulation element designates the location and scale of thoroughfares, city streets and transportation routes which support and provide access to the proposed land use designations.

PREPARATION, UPDATE AND REVIEW

PUBLIC PARTICIPATION

Effective citizen input into the housing element process is an integral and important factor which must be encouraged to ensure an adequate element that addresses the needs of all segments of the community. The local citizenry can serve as a valuable resource not only in developing the housing element but also in monitoring its implementation and in periodically updating its content.

Prior to the adoption of this element the City will make every effort to provide maximum accessibility to and direct involvement by all segments of the community. Copies of the draft will be available at City Clerk's Office, Community Development Department and Gardena Library. It will also be sent to the following entities seeking their review and comments:

Los Angeles County

City of Los Angeles

City of Torrance

City of Hawthorne

SCAG

Gardena Chamber of Commerce

Gardena Board of Realtors

Los Angeles City Schools

Southern California Edison Company

Southern California Gas Company

Southern California Water Company

In addition to the discussion sessions, noticed public hearings will be held before both the Planning Commission and City Council during which citizen input will be received.

INTERGOVERNMENTAL COORDINATION

Input and comments will be sought from local, regional and state agencies which are often involved in program planning and implementation activities that affect and are affected by local housing planning. Public agencies are often in a position to contribute valuable information and assistance to local housing element efforts. The draft of the Element was mailed to the State Department of Housing and Community Development for their review and comments. Copies of the draft housing element will also be sent to:

Southern California Association of Governments (SCAG)

Los Angeles County Regional Planning Commission

UPDATE AND REVIEW

The City shall update the Housing Element at least every five years to reflect changing social and economic trends. The revision shall include, as appropriate:

1. Revision of the needs analysis to incorporate new census data at five year intervals when available.

2 Revision of the housing program to:

- (a) Evaluate the effectiveness of the housing program in reaching established goals and objectives.
- (b) Set out plans the City has undertaken since the last update or intends to implement in the future.
- (c) Identify current plans which have been discontinued since the last update or will be discontinued.

1 RESOLUTION NO. 4164

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDENA
3 CALIFORNIA, ADOPTING THE REVISED HOUSING ELEMENT OF THE
4 GENERAL PLAN.

5
6 WHEREAS, pursuant to authority in Government Code Section 65300 et seq.
7 and 65580 et seq. each local jurisdiction in the State is required to include, as a mandatory
8 element of its general plan, a housing element which makes adequate provision for the
9 housing needs of all economic segments of the community;

10 WHEREAS, the City's revised Housing Element complies with the requirements
11 in said Code sections;

12 WHEREAS, the Planning and Environmental Quality Commission of the City of
13 Gardena held a public hearing on July 7, 1992 to receive public testimony on said revised
14 Housing Element;

15 WHEREAS, the City Council has conducted a public hearing and received
16 public testimony on said revised Housing Element;

17 WHEREAS, at the conclusion of the public hearing the City Council did approve
18 the revised Housing Element of the General Plan based upon the following findings:

19 1. That the proposed revision to the Housing Element conforms with the
20 guidelines established by the State of California and as previously reviewed by the
21 Department of Housing and Community Development.

22 2. That the revised Housing Element has been amended to address the
23 concerns as expressed by the state and does provide appropriate programs and policies to
24 implement the state guidelines;

25 3. That after considering the record as a whole, the revised Housing
26 Element involves no potential for adverse effect, either individually or cumulatively on wildlife

1 resources or the habitat on which the wildlife depends;

2 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GARDENA,
3 CALIFORNIA DOES HEREBY ADOPT THE revised Housing Element of the General Plan;

4 IT IS FURTHER RESOLVED THAT the City Clerk shall certify to the passage
5 and adoption of this resolution; shall cause the same to be entered among the original
6 resolutions of said City; and shall make a minute of the passage and adoption thereof in the
7 records of the proceedings of the City Council of said City in the minutes of the meeting at
8 which the same is passed and adopted.

9 Passed, approved and adopted this 25th day of August 1992.

10
11 /S/ DONALD L. DEAR
12 MAYOR OF THE CITY OF GARDENA, CALIFORNIA
13

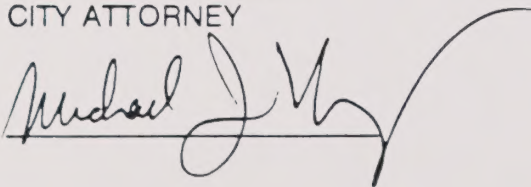
14 ATTEST:

15 /s/ May Y. Doi, CMC
16 City Clerk of the City of Gardena,
17 California
18

19 (SEAL)
20

21 APPROVED AS TO FORM

22 MICHAEL J. KARGER
23 CITY ATTORNEY
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1
2 STATE OF CALIFORNIA)
3 COUNTY OF LOS ANGELES) SS
4 CITY OF GARDENA)

5
6 I, MAY Y. DOI, City Clerk of the City of Gardena, do hereby certify that the
7 whole number of members of the City Council of said City is five; that the foregoing
8 Resolution being Resolution No. 4164, was duly passed and adopted by the City
9 Council of said City of Gardena, approved and signed by the Mayor of said City, and
10 attested by the City Clerk, all at a meeting of said City Council held on the 25th day
11 of August, 1992, and that the same was so passed and adopted by the following roll
12 call vote:

13 AYES: Council Members Cragin, Tsukahara, Duffy, Fukai and Mayor Dear
14 NOES: None
15 ABSENT: None
16

17
18 /s/ May Y. Doi, CMC

19 City Clerk of the City of Gardena
20

21 (SEAL)
22
23
24
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26

